
Sent: 29/03/2017 3:50:34 PM
Subject: Development Application Mod2017/0044 8 LADY PENRHYN DRIVE BEACON HILL 2100
Attachments: DA-106350-99912-5.pdf;

BRIMS DA record DA17030806350 received on 08/03/2017 for a S.100B ; Special Fire Protection Purpose assessment.

The Rural Fire Service response to the above development application referral is attached.

If you require further information please contact Emma Jensen on 1300 679 737.

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All communications to be addressed to:

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The General Manager
Warringah Council
Civic Centre, 725 Pittwater Road
DEE WHY NSW 2099

Your Ref: Mod2017/0044
Our Ref: D17/715
DA17030806350 EJ

ATTENTION: Alex Keller

29 March 2017

Dear Sir/Madam

Integrated Development for 8 Lady Penrhyn Drive Beacon Hill 2100

I refer to your letter dated 8 March 2017 seeking general terms of approval for the above Integrated Development in accordance with section 96 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
2. At the commencement of building works and in perpetuity the property around the proposed buildings shall be managed as follows as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':
 - An asset protection zone (APZ) with a minimum width of 60 metres shall be provided from the northern boundary to the proposed community centre and Building C2;

- An asset protection zone (APZ) with a minimum width of 45 metres shall be provided from the northern boundary to proposed Building B2;
- An asset protection zone (APZ) with a minimum width of 20 metres from the south eastern boundary to Buildings B2, B3, B4 and C1 and the south western boundary to Building A1; and
- An asset protection zone (APZ) to from the southern property boundary to Buildings A2 and C1

In accordance with section 88B of the 'Conveyancing Act 1919' a restriction to the land use shall be placed on the property requiring the provision of these asset protection zones (APZ). This restriction can be extinguished upon commencement of any future proposed development within the adjoining lots to the north, but only if the hazard is entirely removed or managed as part of the proposal.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

4. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

5. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014' and Australian Standard AS3745 2010 'Planning for Emergencies in Facilities'. The plan shall detail, but not be limited to, the following:
 - under what circumstances will the complex be evacuated;
 - where will occupants be evacuated to;
 - roles and responsibilities of persons coordinating the evacuation;
 - roles and responsibilities of persons remaining with the complex after evacuation; and

- a procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

6. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

Landscaping

7. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

Reviewed determination

This letter is in response to additional information submitted and supersedes our previous approval dated 28 February 2010.

For any queries regarding this correspondence please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely



Nika Fomin

Manager, Planning and Environment Services (East)

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.